



DATE: June 16, 2016

TO: City of Bloomington Planning Commission

FROM: Michael Centinario, Planner

RE: Case PL2016-85 – Additional Recommended Condition of Approval

The staff report for Case PL2016-85 included commentary on the proposed development's relationship to design standards for the City's mixed-use districts. Specifically, staff's analysis found the west façade of the proposed restaurant and retail building did not meet City Code requirements established in Section 21.301.03, which includes building design enhancements as an alternative to meeting façade transparency requirements. Staff is proposing the following additional Condition of Approval to document the changes necessary prior to the issuance of a building permit:

"The west building elevation must be amended to meet Code requirements in Section 21.301.03, subject to approval by the Planning Manager."